008.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,222,400 / 1,222,400
					USE VALUE:	1,222,400 / 1,222,400
					ASSESSED:	1,222,400 / 1,222,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		BELKNAP ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHIZAS KOSTAS J & PATTI
Owner 2:	TRS/KOSTTAS & PATTI SCHIZAS TR
Owner 3:	
Street 1:	30 BELKNAP ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCHIZAS KOSTAS J & PATTI -
Owner 2:	-
Street 1:	28 BELKNAP ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .203 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1910, having primarily Clapboard Exterior and 8777 Square Feet, with 4 Units, 4 Baths, 1 3/4 Bath, 0 HalfBath, 26 Rooms, and 10 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	8850.000	673,400	600	548,400	1,222,400
Total Card	0.203	673,400	600	548,400	1,222,400
Total Parcel	0.203	673,400	600	548,400	1,222,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 139.28 | /Parcel: 139.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 7085

GIS Ref

GIS Ref

Insp Date 10/06/17

!763!

PREVIOUS ASSESSMENT

Parcel ID 008.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	111	FV	673,400	600	8,850.	548,400	1,222,400		Year end	12/23/2021
2021	111	FV	673,400	600	8,850.	548,400	1,222,400		Year End Roll	12/10/2020
2020	111	FV	636,100	600	8,850.	548,400	1,185,100	1,185,100	Year End Roll	12/18/2019
2019	111	FV	629,400	600	8,850.	582,700	1,212,700	1,212,700	Year End Roll	1/3/2019
2018	111	FV	629,400	600	8,850.	425,000	1,055,000	1,055,000	Year End Roll	12/20/2017
2017	111	FV	587,100	600	8,850.	370,200	957,900	957,900	Year End Roll	1/3/2017
2016	111	FV	587,100	600	8,850.	315,300	903,000	903,000	Year End	1/4/2016
2015	111	FV	523,700	700	8,850.	308,500	832,900	832,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:58:32

LAST REV

Date	Time
11/23/21	13:10:41
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 763

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHIZAS KOSTAS	46465-107		11/14/2005	Convenience	1	No	No		
	11345-390		6/23/1967			No	No		N

USER DEFINED

Prior Id # 1:	7085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2021	I & E Return	JO	Jenny O
5/21/2019	I & E Return	MM	Mary M
10/6/2017	MEAS&NOTICE	HS	Hanne S
2/19/2009	Measured	345	PATRIOT
4/17/2000	Inspected	276	PATRIOT
9/23/1999	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		8850		Sq. Ft.	Site		0	80.	0.77	1									548,403						548,400	

Total AC/HA:	0.20317	Total SF/SM:	8850	Parcel LUC:	111	Apts. 4-8	Prime NB Desc	ARLINGTON	Total: 548,403	Spl Credit	Total: 548,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE/RED BRICK		
View / Desir:	S20 - Size 20		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	6		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.79373717
Const Adj.:	0.79905695
Adj $ / SQ:	88.794
Other Features:	212500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	975902
Depreciation:	302530
Depreciated Total:	673373

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	26	BRs:	10	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

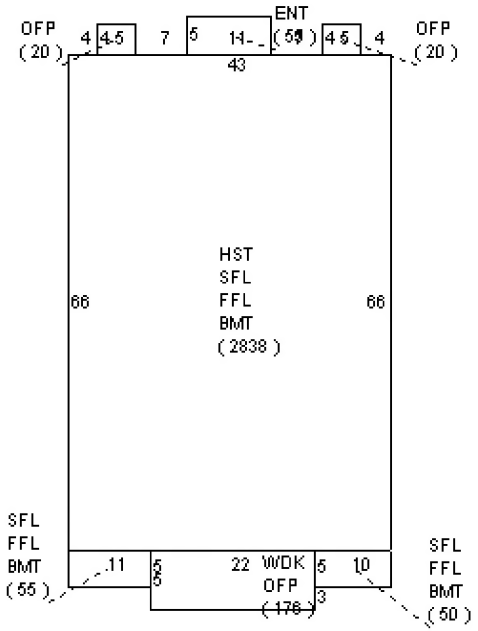
No Unit	RMS	BRS	FL
4	5	2	M
2	3	1	M
Totals			
6	26	10	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	88.79
Special Features:	0	Val/Su Net:	62.96
Final Total:	673400	Val/Su SzAd	92.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,943	36.630	107,795
FFL	First Floor	2,943	88.790	261,320
SFL	Second Floor	2,943	88.790	261,320
HST	Half Story	1,419	88.790	125,998
OFP	Open Porch	216	19.290	4,166
WDK	Deck	176	9.330	1,643
ENT	ENTRY	55	21.100	1,160
	Net Sketched Area:	10,695	Total:	763,402
Size Ad	7305	Gross Area	12114	FinArea 8777

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X16	A	AV	1980	3.92	T	31.2	111			600			600
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	111						
2	Frame Shed	D	Y	1	6X6	A	AV	2000	0.00	T	15.2	111						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600